

**ORDINANCE NO. 20070726-131**

**AN ORDINANCE AMENDING SECTION 25-2-943 OF THE CITY CODE  
RELATING TO SUBSTANDARD LOTS.**

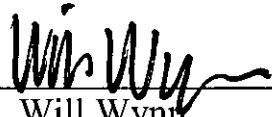

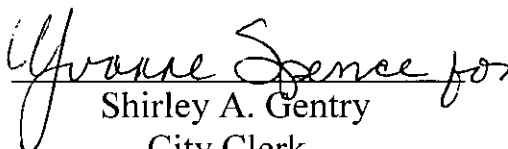
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** Section 25-2-943 (*Substandard Lot*) of the City Code is amended to amend Subsection (B) and add a new Subsection (D) to read:

- (B) A substandard lot may be used for a single-family residential use if the use ~~[that]~~ is permitted in the zoning district in which the lot is located and ~~[if]~~ the lot complies with the requirements of this subsection.
- (1) A substandard lot recorded in the county real property records before March 15, 1946 must:
- (a) have an area of not less than 4,000 square feet; and
  - (b) be not less than 33 feet wide at the street or at the building line, or have access to a street by an easement that is:
    - (i) not less than ten feet wide if it serves one lot, or not less than 18 feet wide if it serves more than one lot;
    - (ii) not more than 150 feet in length; and
    - (iii) maintained for access by the property owner.
- (2) A substandard lot recorded in the county real property records after March 14, 1946 must:
- (a) have an area of not less than 5,750 square feet; and
  - (b) be not less than 50 feet wide at the street or at the building line.
- (D) A substandard lot that is aggregated with other property to form a site may not be disaggregated after August 6, 2007 to form a site that is smaller than the minimum lot area requirement.

**PART 2.** This ordinance takes effect on August 6, 2007.

**PASSED AND APPROVED**

<u>July 26</u> , 2007	§ § §	 _____ Will Wynn Mayor
<b>APPROVED:</b>  _____ David Allan Smith City Attorney	<b>ATTEST:</b>  _____ Shirley A. Gentry City Clerk	